Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode

505/36 Regent Street, Richmond Vic 3121

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting	For	the meaning	of this	price see	consumer.vic.gov.au/	[/] underquoting
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Single price \$420,000

Median sale price

Median price	\$615,000	Pro	perty Type Uni	t	Suburb	Richmond
Period - From	01/04/2019	to	30/06/2019	Sou	rce REIV	

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Add	dress of comparable property	Price	Date of sale
1	807/1 Acacia PI ABBOTSFORD 3067	\$415,000	19/07/2019
2	205/45 York St RICHMOND 3121	\$405,000	27/06/2019
3	306/70 Stanley St COLLINGWOOD 3066	\$400,000	05/08/2019

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:

16/10/2019 13:51



hockingstuart





Rooms: 2 Property Type: Strata Unit/Flat Agent Comments

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> **Indicative Selling Price** \$420.000 **Median Unit Price** June quarter 2019: \$615,000

Comparable Properties



807/1 Acacia PI ABBOTSFORD 3067 (REI/VG) Agent Comments



Price: \$415,000 Method: Sale by Tender Date: 19/07/2019 Rooms: 2 Property Type: Apartment



205/45 York St RICHMOND 3121 (REI/VG)



Price: \$405,000 Method: Private Sale Date: 27/06/2019 Rooms: 2 Property Type: Apartment



306/70 Stanley St COLLINGWOOD 3066 (REI/VG) **6** 1

Agent Comments

Agent Comments

Price: \$400,000 Method: Private Sale Date: 05/08/2019 Rooms: 3 Property Type: Apartment

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.